



## Church Hill, Stalbridge

A rare opportunity to purchase an extraordinary and visionary home, which offers flexible and spacious internal accommodation that is arranged over split levels and provides three/four double bedrooms plus sun terrace and garden. The property forms part of a small select development of just seven other properties that have been newly built using the original stone from the former agricultural buildings enabling it to merge and harmonise sympathetically with the surroundings. The development lies towards the fringe of one of Dorset's smallest towns, sitting at the foot of the historic Grade II\* Listed church of St Mary and boasts some spectacular views over Dorset's beautiful Blackmore Vale countryside. This captivating property has been meticulously designed to combine contemporary living at its finest with vaulted spaces and bespoke oak staircases that lead one through the intriguing layout without giving too much of the surprise away. The property has been completed to an exacting standard using high quality fixtures and fittings, which include hand built solid ash kitchen units with granite work surfaces and Bosch appliances, solid oak doors and oak flooring plus carpeting to the bedrooms as well as bathroom and shower room suites by Burlington and tiling to the floors. The property is covered by a ten year structural warranty and is incredibly thermally efficient due to the extensive insulation, heat pumps and solar generated electricity. The property also benefits from modern technology including fibre connectivity (Wessex Internet), Bluetooth enabled mirrors in bathrooms, WIFI enabled central heating and EV Charging enablement. This is a once in a lifetime chance to be the first owner of this desirable and unique home.





## ST MARY'S BARNS, CHURCH HILL

### The Property

#### Accommodation

The front door opens into a spacious, welcoming and bright entrance hall with door leading off to the study/bedroom four and a short flight of stairs to bedroom three and the Jack and Jill bathroom. Stairs lead down to the lower ground floor accommodation and rise to a fabulous vaulted sitting room with large window to the rear, which boasts one of the most enviable views over the fabulous Blackmore Vale countryside. On the lower ground floor there is a wonderful, spacious open plan area - ideal for family and entertaining - with large double doors that lead out to the garden. The kitchen area is fitted with plenty of soft closing units, granite work surface and Bosch appliances. From here stairs rise to a galleried landing with access to the Jack and Jill shower room and two further double bedrooms, one with en-suite shower room.

#### Outside

#### Garden

Double doors from the kitchen/dining room open to a paved sun terrace, which takes in full advantage of the uninterrupted views over the beautiful Blackmore Vale countryside. The remaining garden is laid to lawn and provides a blank canvas for one's own landscaping.

#### Parking

The development is approached from Church Hill into a communal block paved communal courtyard where each property has two dedicated parking spaces and is owned by the homeowners.

### Location

#### Stalbridge

The property is located in the popular Dorset town of Stalbridge, which is reputed to be the county's smallest town, steeped in history and dating back to Saxon times with a 15th Century Church and Market Cross. The town has an approximate population of 2500 and caters well for everyday needs with an award winning supermarket, family run butchers, post office and community run library. There is also a primary school with excellent OFSTED report, dental surgery and public house as well as a variety of takeaway shops. Further facilities are available at Sturminster Newton 4 miles to the East and Sherborne and Shaftesbury both within 7 miles. The town is close to excellent communication links with the A30 and A303 within easy reach and just 3 miles from the mainline train station at Templecombe, serving London, Waterloo and the West Country. There are many nearby by restaurants and pubs that offer a choice of fine dining and traditional cuisine, plenty of country walks to explore the Blackmore Vale and its historic villages and to the east there is Cranborne Chase, a designated area of Outstanding Natural Beauty, which extends all the way from the Stour Valley to the New Forest. The glorious coastline and beaches of Lyme Regis to Lulworth Cove to Studland are an hour's drive away and form part of the famous Jurassic coast. There are many choices of independent and state schools, all within easy reach and include preparatory, junior and senior schools as well as sixth forms. Please ask us for further information.

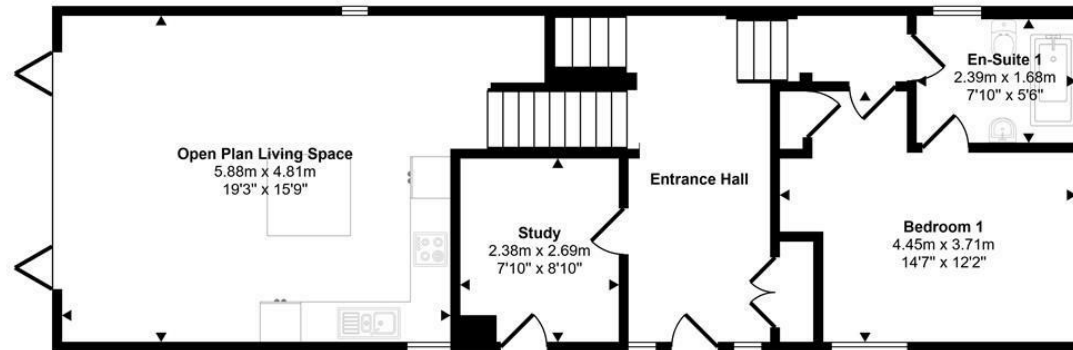
#### Directions

#### Directions from Sturminster Newton

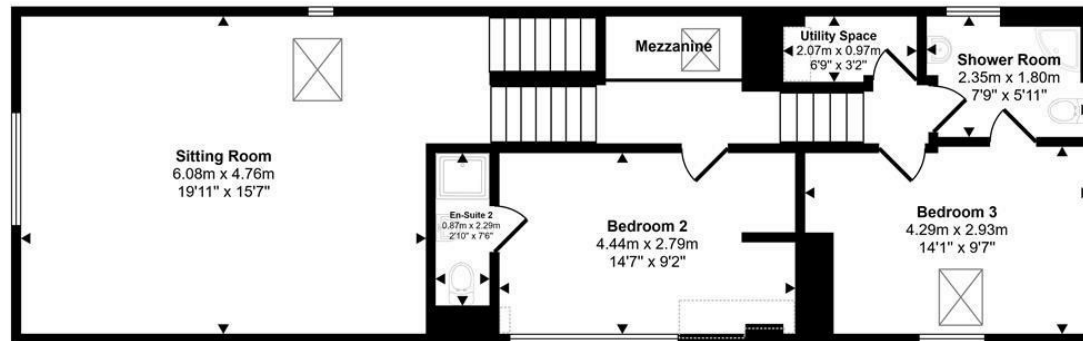
Leave Sturminster via Bridge Street at the traffic lights go over the bridge and turn right onto the A357. Continue on this road for approximately 5 miles turning left where Stalbridge is signposted. On entering the town go through the single lane onto the High Street and continue onto Church Hill. The development will be found on the right hand side, just before the church, which is on the left hand side. Postcode DT10 2LR.



Approx Gross Internal Area  
149 sq m / 1606 sq ft



Ground Floor  
Approx 74 sq m / 799 sq ft



First Floor  
Approx 75 sq m / 807 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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